



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, SEPTEMBER 29, 2015– 6:30 PM
DESERT BREEZE COMMUNITY CENTER
8275 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

John Catlett **Present**
Dee Gatliff, Vice Chair **Present**
John Getter, Chair **Present**
Darby Johnson, Jr. **Present**
Angie Heath Younce **Present**
Mike Shannon, Town Liaison (702) 455-8338 **Present**
Diana Morton, Secretary (702) 254-8413 **Present**

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 New Forest Dr.
Spring Valley Library – 4280 S. Jones
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
 - A. Conformance with the Nevada Open Meeting Law
 - B. Meeting Guidelines
 - C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0**
 - D. Approval of Minutes of September 8, 2015 **Approved 5-0**
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**
- V. TOWN BOARD INPUT
- VI. GENERAL BUSINESS
 - A. Liaison/County Staff Business
 - B. Discuss 2015 Budget Requests
 - C. **ACTION ITEM:** Discussion and possible action regarding fire safety and fuel pump separations from medical facilities.
Motion: The Spring Valley Town Advisory Board recommends the Clark County Fire Department update safety codes and related regulations as they impact the placement of gas station facilities, including fuel pumps and storage tanks near medical facilities. The goal of this update should be to provide the same level or greater of fire safety and

environmental consideration as is currently afforded to residential uses. **Motion passed.**

Vote 5-0

- D. **ACTION ITEM:** Discuss and make recommendation regarding 2016 Spring Valley Town Advisory Board meeting schedule. **Motion to accept as proposed passed. Vote 5-0**

VII. PLANNING & ZONING

10/07/15 BCC

1. **DR-0590-15 – CC RETAIL PARTNERS, LLC:**
DESIGN REVIEW for a proposed comprehensive sign package that includes wall and monument signs in conjunction with an existing office complex on 4.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the northwest corner of Sunset Road and Riley Street within Spring Valley. SB/pb/ml (For possible action) **PC 10/7/15**
Approved subject to staff conditions. Vote 5-0

10/20/15 PC

2. **DR-0520-15 – RAINBOW SUNSET PAVILION GARAGE, ET AL:**
DESIGN REVIEW for a proposed addition (4th level) to an existing parking garage in conjunction with an existing office and retail center on a 4.0 acre portion of an overall 25.0 acre development in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Post Road, 840 feet west of Rainbow Boulevard within Spring Valley. SS/mk/dg/ml (For possible action) **PC 10/7/15**
Approved subject to staff conditions. Vote 5-0
3. **DR-0569-15 – COUNTY OF CLARK (REAL PROPERTY MANAGEMENT):**
DESIGN REVIEW for a proposed building expansion in conjunction with an existing employment resource center and public facility (Opportunity Village Southwest Campus) on a portion of 10.9 acres in a P-F (Public Facility) Zone and a P-F (Public Facility) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Patrick Lane within Spring Valley. SS/mk/ml (For possible action) **PC 10/7/15**
Approved subject to staff conditions. Vote 5-0
4. **NZC-0577-15 – GREYSTONE NEVADA, LLC:**
ZONE CHANGE to reclassify 10.1 acres from R-3 (Multiple Family Residential) Zone to R-4 (Multiple Family Residential – High Density) Zone for a multiple family residential development in the CMA Design and MUD-3 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following; **1)** increased building height; **2)** alternative landscaping; and **3)** reduced setbacks.
DESIGN REVIEW for a proposed multiple family residential development. Generally located on the southwest corner of Oquendo Road and Jerry Tarkanian Way within Spring Valley (description on file). SB/al/ml (For possible action) **PC 10/7/15**
Approved subject to staff conditions and a design review as a public hearing if any significant changes. Vote 5-0
5. **TM-0161-15 – EQ DURANGO, LLC:**
TENTATIVE MAP for a commercial subdivision on 1.3 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the southeast corner of Durango Drive and Teco Avenue within Spring Valley. SS/rk/ml (For possible action) **PC 10/7/15**
Approved subject to staff conditions. Vote 5-0

6. **UC-0570-15 – ENDURO, LLC:**
USE PERMIT for a proposed major training facility within an existing shopping center on 2.0 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the north side of Tropicana Avenue, 270 feet west of Durango Drive within Spring Valley. SS/jt/ml (For possible action) **PC 10/7/15**
Approved subject to staff conditions. Vote 5-0
7. **UC-0582-15 – KELCOL, LLC:**
USE PERMIT for a proposed vehicle (automobile) repair facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from a vehicle (automobile) repair facility to a residential use; **2)** allow service bay doors to face a street; and **3)** reduced parking in conjunction with an existing commercial complex on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Mountain Road, 300 feet east of Lindell Road within Spring Valley. SB/gc/ml (For possible action) **PC 10/7/15**
Approved subject to staff conditions. Vote 5-0
8. **UC-0588-15 – CATHERINE HORDEN TRUST, LLC:**
USE PERMITS for the following: **1)** allow a proposed supper club; and **2)** allow a proposed hookah lounge.
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use within an existing commercial center on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. SB/rk/ml (For possible action) **PC 10/7/15**
Approved subject to staff conditions. Vote 5-0
9. **VS-0585-15 – DURANGO 4.15, LLC:**
VACATE AND ABANDON a portion of right-of-way being Durango Drive located between Russell Road and Spanish Ridge Avenue within Spring Valley (description on file). SB/co/ml (For possible action) **PC 10/7/15**
Approved subject to staff conditions. Vote 5-0
- 10/21/15 BCC**
10. **DR-0573-15 – DURANGO ARBY PLAZA, LLC:**
DESIGN REVIEW for a comprehensive sign package in conjunction with an approved shopping center on 7.2 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the east side of Durango Drive and the north side of Arby Avenue within Spring Valley. SS/jt/ml (For possible action) **BCC 10/21/15**
Approved with a 16 foot sign on Durango, 12 foot sign on Arby and 12 foot sign on Badura. Vote 5-0
11. **VS-0386-13 (ET-0070-15) – PARDEE HOMES OF NEVADA:**
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of right-of-way being Patrick Lane located between Jerry Tarkanian Way and Fort Apache Road and a portion of right-of-way being Quarterhorse Lane located between Patrick Lane and Oquendo Road within Spring Valley (description on file). SB/co/ml (For possible action) **BCC 10/21/15**
Applicant no show. Held until October 13, 2015 TAB meeting. Vote 5-0
12. **WS-0583-15 – SBH MONTEVISTA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking.
DESIGN REVIEW for an addition to an existing hospital (psychiatric) on 10.7 acres in a C-P (Office & Professional) Zone. Generally located on the northwest corner of Rochelle Avenue and Duneville Street within Spring Valley. SS/al/ml (For possible action) **BCC 10/21/15**
Approved subject to staff conditions. Vote 5-0

13. **ZC-0546-15 – FABULOUS FREDA’S FINANCIAL FAIT ACCOMPLI, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 7.9 acres from R-E (Rural Estates Residential) Zone and P-F (Public Facility) Zone to C-1 (Local Business) Zone in the CMA Design and MUD-3 Overlay Districts.
USE PERMITS for the following: **1)** on-premises consumption of alcohol (proposed supper clubs) (no longer needed); and **2)** reduce the separation from on-premises consumption of alcohol (proposed supper clubs) to a residential use (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modified CMA Design Standards; and **2)** reduced separation between an intersection and a driveway approach (previously not notified).
DESIGN REVIEW for a shopping center. Generally located on the east side of Durango Drive and the south side of Russell Road within Spring Valley (description on file). SS/pb/ml (For possible action) **BCC 10/21/15**
Approved subject to staff conditions and additional condition of an eight foot wall on eastern property line and detached sidewalk on Russell Rd. Vote 3-2 J. Getter, J. Catlett voted against motion.
14. **ZC-0565-15 – MADRAS DURANGO, LLC:**
ZONE CHANGE to reclassify 0.8 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone in the CMA Design Overlay District.
DESIGN REVIEW for a proposed driveway entrance and landscaping. Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley (description on file). SS/gc/ml (For possible action) **BCC 10/21/15**
Approved subject to staff conditions. Vote 5-0
- HELD OVER FROM SEPTEMBER 8, 2015 TOWN BOARD MEETING:**
15. **UC-0538-15 – MOUNTAINTOP FAITH MINISTRIES:**
USE PERMIT to expand an existing place of worship with the addition of a proposed parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** on-site paving; and **3)** off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving).
DESIGN REVIEWS for the following: **1)** a temporary parking lot; and **2)** a proposed overflow parking lot in conjunction with an existing place of worship on 5.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road, 190 feet south of Eldora Avenue within Spring Valley. SB/al/ml (For possible action) **BCC 10/7/15**
Approved the use permit, denied the waivers of development standards, denied the design review. Vote 5-0
- VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**
- IX. Set next meeting date – **Tuesday, October 13, 2015 – 6:30 PM**
- X. Adjournment – **9:20 PM**